




County of Fairfax, Virginia

MEMORANDUM

June 30, 2016

TO: Aaron Koch, Engineer
Capital Facilities
Department of Public Works and Environmental Services

FROM: Jill G. Cooper, Executive Director 
Planning Commission Office

SUBJECT: **RZ 2015-MA-018 – BOARD OF SUPERVISORS OF FAIRFAX COUNTY VIRGINIA**
Mason District

At its June 29, 2016 meeting, the Planning Commission voted 8-0 (Commissioners Hurley, Keys-Gamarra, Lawrence, and Murphy were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced rezoning, subject to the execution of proffers dated May 20, 2016. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non Residential Use Permits. Information concerning building permits may be obtained by calling 703-222 0801.

Attachment (a/s)

cc: Penelope A. Gross, Supervisor, Mason District
Julie Strandlie, Planning Commissioner, Mason District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Natalie Knight, Staff Coordinator, Planning Division, DPZ
Robert Harrison, ZED, DPZ
June 29, 2016 date file



Planning Commission Meeting
June 29, 2016
Verbatim Excerpt

RZ 2015-MA-018/2232-M15-23 – BOARD OF SUPERVISORS OF FAIRFAX COUNTY VIRGINIA

After Close of the Public Hearing

Vice Chairman de la Fe: Public hearing is closed. Ms. Strandlie.

Commissioner Strandlie: Thank you. Again, I'd like to thank staff for their diligent and very effective work, both on the project and in reaching out to the community on multiple occasions – and also coming to the Mason District Land Use Committee. And again, it was recommended for approval by the Land Use Committee. Therefore, Mr. Chairman, I move that the – I have a series of motions. I'll make them all to save time. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO BOARD OF SUPERVISORS OF RZ 2015-MA-018 AND THE ASSOCIATED GENERALIZED DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS NOW DATED MAY 20TH, 2016.

Commissioners Flanagan and Hedetniemi: Second.

Vice Chairman de la Fe: It's been moved and seconded by Commissioners Flanagan and Hedetniemi. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioners Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioners Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioners Flanagan and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A DEVIATION OF THE TREE PRESERVATION TARGET IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioners Flanagan and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TREE CANOPY COVERAGE IN FAVOR OF THAT SHOWN ON THE GDP.

Commissioners Flanagan and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Strandlie: Thank you. Thank you.

Vice Chairman de la Fe: Okay, our next hearing is in the Dranesville District. It is RZ-

William O'Donnell, Zoning Evaluation Division, Department of Planning and Zoning: Chairman de la Fe?

Vice Chairman de la Fe: Yes?

Mr. O'Donnell: There is one more motion that needs to be made. It's the 2232 that's concurrent with it.

Commissioner Strandlie: Okay. He did point that out. Hold on a second.

Vice Chairman de la Fe: It's listed in the agenda.

Commissioner Strandlie: Let's see.

Vice Chairman de la Fe: She was going to do that tomorrow night.

Commissioner Strandlie: Does that matter?

Vice Chairman de la Fe: Because we-

Commissioner Strandlie: I just – I want to make sure I have the specific language and I don't have that in front of me. Can we come back to that?

Mr. O'Donnell: We need to actually make the motion today.

Commissioner Strandlie: Okay. Can we go back to it after we do this hearing, just to make sure I have the correct language?

Vice Chairman de la Fe: Well-

Mr. O'Donnell: I wouldn't call the next hearing until we get the language. So can we just hold, one sec?

Vice Chairman de la Fe: Okay. In the agenda tonight, there is 2232-M15-23, Board of Supervisors, Fairfax County, Virginia, which is tied to this case in this rezoning. Could-

Commissioner Migliaccio: No. It's a "feature shown" up top.

Vice Chairman de la Fe: No, that was the-

Commissioner Hart: It's the – it's the last "feature shown."

Vice Chairman de la Fe: It's the last "feature shown."

Commissioner Strandlie: Okay.

Mr. O'Donnell: Okay. So is it a "feature shown?"

Vice Chairman de la Fe: It is shown as a "feature shown."

Mr. O'Donnell: So perfect, you can do it afterwards.

Vice Chairman de la Fe: We already acted on the 2232-M15-24. That's what we did before.

Mr. O'Donnell: For the temporary.

Vice Chairman de la Fe: For the temporary. And now this one is the 2232 for the – you know, for the permanent-

Mr. O'Donnell: The permanent. Right.

Vice Chairman de la Fe: However, that is shown as a "feature shown."

Mr. O'Donnell: Okay. So that can be separate. I thought it was concurrent with this rezoning.

Vice Chairman de la Fe: No.

Mr. O'Donnell: Okay. Sorry, my apologies.

Vice Chairman de la Fe: So you can do it tomorrow night.

Commissioner Hart: Well no. It does say, "Concurrent with the rezoning."

Vice Chairman de la Fe: No, it does say, "Concurrent with the rezoning."

Mr. O'Donnell: So we do need to make the motion.

Vice Chairman de la Fe: So you do have to make the motion.

Commissioner Migliaccio: Mr. Chairman, I have the-

Vice Chairman de la Fe: Yes?

Commissioner Migliaccio: In previous cases, I've had 2232 as a "feature shown" and then the rezoning and I've done the 2232 up front in the beginning and was told that that was okay.

Vice Chairman de la Fe: Yeah.

Commissioner Migliaccio: And then we went through public hearings and then got to the rezoning so-

Vice Chairman de la Fe: Yeah, well the thing is we have to do it.

Mr. O'Donnell: The difference, though, is a "feature shown" – this is actually a public hearing if I'm getting that correct.

Vice Chairman de la Fe: It's not a public hearing. This is not a public hearing.

Commissioner Migliaccio: Mr. O'Donnell, I had a "feature shown" attached a concurrent with a rezoning and I was told by staff that doing the "feature shown" up front-

Mr. O'Donnell: Okay.

Commissioner Migliaccio: Hopefully, this is buying you enough time, Ms. Strandlie, to get what you need – and then the rezoning was okay later having the public hearing.

Vice Chairman de la Fe: Ms. Strandlie, it's just a "feature shown." So all you have to do is say that you concur with the determination. As you can see, we are very well organized – which you get when you have four cases related to the same thing.

Commissioner Strandlie: Okay. Thank you for your patience.

Vice Chairman de la Fe: Ms. Strandlie.

Commissioner Strandlie: So many motions. Here we go. I concur with the staff's conclusion that the proposal by the Department of Public Works and Environmental Services to expand the existing fire station satisfies the criteria of location, character, and extent, as specified in Virginia Code 15.2-2232, as amended. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 2232-M15-23, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Flanagan and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Flanagan. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

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(Each motion carried by a vote of 8-0. Commissioner Hurley, Keys-Gamarra, Lawrence, and Murphy were absent from the meeting.)

JLC